

## £113,750 Shared Ownership

Blueberry Court, Holmeoak Avenue, Rainham, London RM13 8JG



- Guideline Minimum Deposit £11,375
- Second Floor (building has a lift)
- High Performance Glazing
- Balcony
- Guideline Income £42.9k (dual) | £49.1k (single)
- Approx. 805 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- Secure Parking Space

## GENERAL DESCRIPTION

SHARED OWNERSHIP (Advertised price represents 35% share. Full market value £325,000). A well-presented apartment on the second floor of this recently-constructed development. The property has a twenty-two-foot reception room with an open-plan kitchen area featuring walnut-style units. A glazed door leads out onto a generously-sized, west-facing balcony. There is a spacious main bedroom plus a second comfortable double bedroom, a simple yet stylish bathroom and a large hallway storage/utility cupboard. Well insulated walls, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. The apartment comes with use of an underground parking space and the A13 offers a direct route into central London or out to the M25. Rainham town centre and railway station can also be easily reached by bus or bike and nearby Beam Parklands Country Park provides many acres of outside space to explore.

**Housing Association:** Clarion.

**Tenure:** Leasehold (125 years from 01/01/2020).

**Minimum Share:** 35% (£113,750). The housing association will expect that you will purchase the largest share affordable.

**Shared Ownership Rent:** £601.89 per month (subject to annual review).

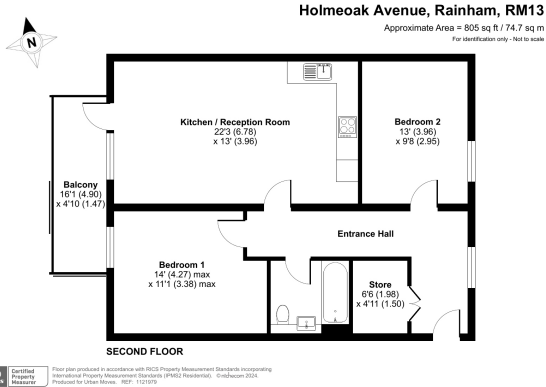
**Service Charge:** £126.92 per month (subject to annual review).

**Guideline Minimum Income:** Dual - £42,900 | Single - £49,100 (based on minimum share and 10% deposit).

**Council Tax:** Band C, London Borough of Havering. Priority is given to applicants living and/or working in this local authority.

This property is offered for sale in the condition seen. The housing association does not warrant to carry out any remedial or redecoration work of a cosmetic nature unless specifically advised in writing. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

## DIMENSIONS



### SECOND FLOOR

#### Entrance Hall

#### Reception

22' 3" x 13' 0" (6.78m x 3.96m)

#### Kitchen

included in reception measurement

#### Balcony

16' 1" x 4' 10" (4.90m x 1.47m)

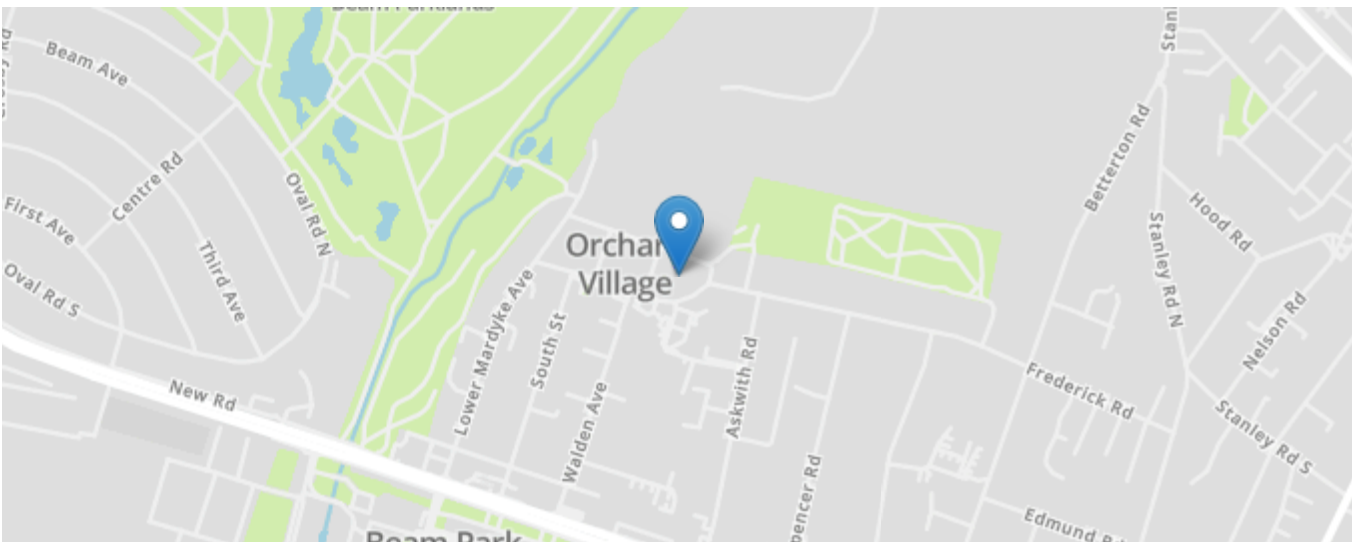
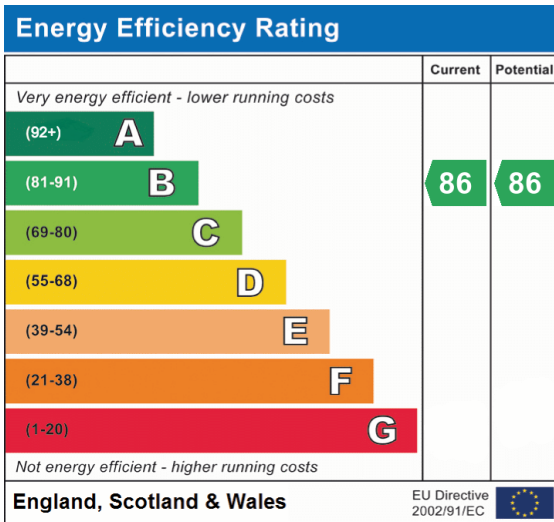
#### Bedroom 1

14' 0" max. x 11' 1" max. (4.27m x 3.38m)

#### Bathroom

#### Bedroom 2

13' 0" x 9' 8" (3.96m x 2.95m)



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.